

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

September 4, 2012

The meeting was called to order at 1:35 p.m.

Mr. Havener began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Mike Linder and Mr. Dan Havener; Mr. Bill Vedra, Deputy City Administrator was authorized by Mr. Chuck Boso to participate and vote in Mr. Boso's absence. Chair Holt and Mr. Gary Leasure were also absent. Others present: Kyle Rauch, Planning and Development Officer; Kim Dooley, Planning/GIS Specialist; Jennifer Readler, Ice Miller; Ryan Andrews, EMH&T; Mike Boso, Chief Building Official; Lt. Bill Dolby, Jackson Twp. Fire; and Molly Frasher, Secretary.

Mr. Havener, acting Chair, noted a quorum was present. There were no changes to the minutes of the August 7, 2012 regular meeting. They were approved by unanimous consent.

Item #1 – Turner Transportation - Development Plan

(PID #201207020031)

The applicant is proposing to construct an office and warehouse for Turner Transportation on the south side of Seeds Road, west of the FedEx facility. The 2.87 acre site will be accessed by a single curb cut on Seeds Road. A small parking lot is proposed between the structure and Seeds Road, with a truck loading area in the rear of the lot. The proposed parking lot is setback approximately twenty (20) feet from Seeds Road to allow for mounding and landscaping, and black metal fencing and additional landscaping is proposed around the perimeter of the truck loading area.

The proposed structure will be comprised of a 1,920 square foot office fronting Seeds Road with an attached 6,000 square foot warehouse in the rear. The office is proposed to be finished in a combination of brick veneer and metal siding, and the warehouse in two shades of metal siding ("Slate Gray" and "Ash Gray"). Windows are proposed on all sides of the office structure and the north and south (front and rear) elevations of the warehouse to add visual interest to the structure.

Ms. Dooley stated that the proposed lighting does not meet the 0.5 footcandle minimum in all pedestrian and vehicular areas as required by Code; however the applicant has indicated that three additional fixtures will be added to the vehicular use areas to bring these areas into compliance with Code.

The applicant, Eric Sauer was present and spoke to the item.

Mr. Linder inquired about overnight parking and the applicant replied there would be no overnight parking on the site. Mr. Linder then asked if that needed to be noted as a stipulation and Ms. Dooley stated it was in the submitted materials; however the Commission could choose to stipulate it to bring it to the attention of the applicant.

Being no further discussion, Mr. Linder made a motion to recommend approval of the Turner Transportation development plan with the following stipulations:

1. Full cutoff lighting fixtures shall be installed so that all pedestrian and vehicular use areas meet the 0.5 footcandle minimum;
2. A note shall be added to plans stating that all service structures will be screened in accordance with Code section 1136.08;
3. The Typical Tree Drawing shall state that 50% of the wire cage and burlap will be removed as well as any twine or trunk wrap; and
4. There shall be no overnight parking of trucks on the site.

Mr. Vedra seconded the motion and the vote was unanimously approved.

Item #2 – Pet Supplies Plus – Special Use Permit (Pet Shop, Grooming)**(PID# 201207300033)**

The applicant is requesting a special use permit to operate a Pet Supplies Plus, offering the sale of animals as well as pet grooming. The proposed business would be located at 2430 Stringtown Road, in the Grove City Plaza. The store would offer a variety of animals for sale including tropical fish, small animals, birds, and reptiles as well as pet food, goods, and grooming services. No boarding of animals will be conducted as part of the use.

The applicant has indicated multiple measures taken to ensure that the proposed use will not harm neighboring uses including the use of full height double insulated demising walls and increased ventilation in areas in the building used for grooming and bathing. The grooming area is proposed along the southeast exterior wall, furthest from other uses in the retail center, to further reduce sound transmission to adjacent uses.

Ms. Dooley stated that staff does not feel that the proposed use will change the essential character of the district, as the proposed pet store is located in a shopping center with other retail uses.

The applicant, Mike Rubino, was present to speak to the item.

Mr. Linder made a motion to recommend the approval of the special use permit as submitted, Mr. Vedra seconded and the vote was unanimous.

Item #3 – The Pinnacle Club Section 6 Part 3 Phase B – Plat Approval**(PID# 201207250035)**

The applicant is requesting approval of a plat for The Pinnacle Club Section 6 Part 3 Phase B. The proposed plat would create 20 residential lots on 5.705 acres of land south of Pinnacle Club Drive and will include the extension and dedication of Scotsman Drive and Ironwood Drive. The proposed lots meet all applicable requirements of the Pinnacle Club Zoning Text and are consistent with the approved development plan.

Mr. Jason Francis, the applicant, was present and spoke to the item.

Mr. Linder inquired when they would start road construction; Mr. Francis replied that there was a pre-construction meeting later that day and construction should begin very soon.

Mr. Linder made a motion to recommend approval of the plat approval as submitted, Mr. Vedra seconded and the vote was unanimous.

Item #4 – Grove City Dog Grooming – Special Use Permit (Pet Grooming)**(PID# 201207310036)**

The applicant is requesting a special use permit to offer dog grooming at 4157 Kelnor Drive, part of a multi-tenant building south of Old Stringtown Road. The proposed business would operate seven days a week from 8am to 7pm and employ three people. No overnight boarding or dog walking is proposed with this use. Submitted materials state that other tenants in the building have been informed of the proposed use and have no concerns over adverse effects on their businesses. Existing walls in the structure were constructed with sound proof board and materials state that any new walls will be built in the same manner. The applicant has indicated that a bag dispenser will be provided for dog owners to clean up their dog's waste and that employees will make frequent checks and dispose of any waste that would cause an odor.

Joe Hull, Esq. and Mr. Steve Haughn were present to speak to the item. Mr. Linder asked if the existing walls went up to the roof deck, Mr. Haughn replied that the demising walls did.

With no further discussion, Mr. Linder made a motion to recommend approval of the special use permit as submitted, Mr. Vedra seconded and the vote was unanimous.

Item #5 – Texas Roadhouse - Development Plan (PID #201207300037)

The applicant is proposing to construct a Texas Roadhouse on approximately 2.67 acres of land west of Parkway Centre Drive. The area to be developed is part of a larger 4.7 parcel owned by Bob Evans. The 2.67 acre site will be accessed by a new curb cut on Parkway Centre Drive as well as an additional entrance off the shared entrance drive to Bob Evans and the Drury Inn. Plans also show 5,500 square feet of future retail space; however no details for this structure have been submitted and will require a separate development plan be approved before it can be developed.

The proposed development will contain 189 parking spaces for both the proposed Texas Roadhouse and future retail. The parking proposed exceeds the number of spaces required; 94 spaces and 28 spaces based on the seating area of the restaurant and the proposed square footage of future retail, assuming that the adjacent structure is a retail use. Ms. Dooley stated that parking lot landscaping requirements have been met aside from the landscaping buffer between the parking lot and Parkway Centre Drive. Code requires a continuous 3' evergreen hedge, 3' wall, or 3' mound, with one 2" caliper tree per every 35' of lineal frontage between parking lots and public rights-of-way; however because landscaping and fencing currently exist between the proposed parking lot and Parkway Centre Drive, Ms. Dooley stated that staff is recommending that the applicant only be required to install one 2" caliper tree per every 35' of lineal frontage within the landscape setback along Parkway Centre Drive and preserve the existing landscaping and fencing within this area.

The proposed Texas Roadhouse will be single-story, finished in a combination of cedar siding, stone and brick. The structure will be approximately 22 feet in height, with two decorative towers reaching a height of approximately 29 feet. The structure will have a decorative green ("Forest Green") metal roof. Below the decorative roof, the structure will be finished in brick ("Phoenix") with a stone ("Ottawa Drystack") water table and pilasters for accent. Above the decorative roofline the structure is proposed to be finished in pre-stained cedar siding. Parapets have been extended to screen rooftop equipment, and faux cedar shutters and decorative lighting fixtures are proposed above the decorative roofline to break up the cedar portion of the structure. Since the distribution of packet materials, Ms. Dooley stated that the applicant has asked to install faux windows in place of the faux shutters; which Ms. Dooley stated staff has no objection to.

The following stipulations were noted:

1. One 2" caliper tree shall be installed per 35 feet of lineal frontage within the parking setback along Parkway Centre Drive; and
2. All existing landscaping and fencing shall be preserved along Parkway Centre Drive.

The applicant, Adam Fischer, was present and spoke to the item. Mr. Fischer noted that they will be at the Commission's next meeting to request a lot split for the proposed development and that they recently received variances to building and parking setback requirements from the BZA.

Mr. Linder asked if they planned to erect a sign, Mr. Fischer replied that the area for a sign does not fit with the existing shrub row. Mr. Havener asked if all access agreements and approvals were in place, Ms. Dooley said access easements were submitted for review and staff had no concerns.

With no further discussion, Mr. Linder motioned to recommend the approval of the development plan with the two noted stipulations. Mr. Vedra seconded and the vote was unanimous.

Having no further business, Mr. Havener adjourned the meeting at 1:55 p.m.

Molly Frasher, Secretary

Dan Havener, Chair